



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, September 16, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Esmeralda Martinez, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
 Absent Members: Dutra
 Late Arrivals: Welch, 1:25 pm
 Early Departures: Camp, 2:35 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**

Roll-call vote Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. David Biddisen	22 Cannonbury Lane	Garage/studio	74/15	Val Oliver Design
2. Brian & Toni Franz	10 Cannonbury Lane	Fenestration revision	74/9	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Camp, Thornewill, Coombs, and Pohl-aye McLaughlin no response		Certificate #	HDC2021-(as noted)

III. NEW BUSINESS 08/31/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Richard Snowdon 08-4452	10-12 Massachusetts Ave	Shed	60.3.1/332	Structures Unlimited
Voting	Pohl, Camp, Coombs, Oliver			
Alternates	McLaughlin connection issues			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Nancy Drazhal, Structure Unlimited			
Public	None			
Concerns (1:09)	Drazhal – Presented project. Oliver – This could have been on consent. Camp – Confirmed the doors are natural to weather.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Oliver, and Pohl-aye;		Certificate #	HDC2021-08-4452

IV. OLD BUSINESS (9/7/2021)

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Oliver Carr 06-3954	84 Cliff Road	New dwelling	30/74.1	Robert Newman
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	McLaughlin not responding.			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (1:13)	<p>Newman – Reviewed changes made per previous concerns.</p> <p>Coombs – There’s nothing wrong with it. No concerns.</p> <p>Oliver – Her concern is the grading; he hasn’t delineated that; not clear if a bowl is being filled in or what.</p> <p>Thornewill – No concerns.</p> <p>Pohl – No concerns.</p>			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye	Certificate #	HDC2021-06-3954	
2. 22 Easton Street, LLC 05-3643	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	McLaughlin lost connection.			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (1:20)	<p>Kotchen – Reviewed changes made per previous concerns; still working on revisions to landscape and guesthouse; he’d like crossbucks on the south elevation 2nd-floor deck.</p> <p>Backus – No HSAB comments. Site layout, she has the same concerns with the tiny view corridor and the garage blocking the front of the house. Appreciates north elevation changes and removal of chimney. At the last hearing, there was a comment about a lot of lines on the north roof plain which are still there.</p> <p>Camp – The south elevation view from the water is fine; she’d go with crossbucks on the deck. North elevation, her concern is the garage blocking the view of the front door.</p> <p>Thornewill – Appreciates the changes. She has a similar concern about the front elevation; the 3-panel glass doors on the front and back provide a see-through situation. South elevation, the crossbucks would be fine, but she worries plexiglass will be extra reflective or get salty and look bad.</p> <p>Coombs – It looks nice but regrets it is going to 2 stories. North elevation, the triple glass doors shouldn’t be on the front, besides it’s too close to the front door.</p> <p>Pohl – He had commented about the 3 separate dormers, that has been corrected.</p>			
Motion	Motion to Approve with plants to obscure any view through the house via the triple-glass doors. (Camp)			
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye	Certificate #	HDC2021-05-3643	
3. Barry Ang 05-3821	11 Jonathan Way	Main house	75/42	McMullen & Assoc.
Voting	Pohl (read back in), Camp, McLaughlin, Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (1:36)	<p>McMullen – Reviewed changes made per previous comments.</p> <p>Camp – It has a very formal Georgian presence. Likes the previous iteration with the 10-light window and the same on the side where you made the 10-light an expanded 6-over-6. The front door sidelights could be double their width.</p> <p>Coombs – On the sides, there are many different kinds of windows; she questions the expanded 6-over-6 windows but prefers them over ganged windows. Doesn’t agree with doubling the width of the front door sidelights. Thinks this is approvable. There are a number of formal houses on Jonathan Way.</p> <p>Welch – North elevation, 2nd-floor gable windows being dramatically different isn’t appropriate. Appreciates the open skirt on the roof walk. South elevation, agrees the window over the front door is too large and same with the east elevation.</p> <p>McLaughlin – The requested changes make this typical to the neighborhood.</p> <p>Pohl – The window over the front door should be the same size as all the other 6-over-6 windows. The front door sidelights should be slightly wider. None of the precedent photos showed dormers on the 5 bays. East elevation, he’d prefer the two attic windows be 4-over-4 with panes sized to match the others; the oversized window should be a “B” window. North elevation, the “kitchen” windows should be 4-over-4.</p>			
Motion	Motion to Approve through staff with wider front door sidelights; center front window to be a “6”; the east elevation window to become a “6”; and the attic windows to be 4-over-4s. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2021-05-3821	

4. Barry Ang 05-3822	11 Jonathan Way	Cottage	75/42	McMullen & Assoc.
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (1:52)	<p>McMullen – Reviewed changes made per previous concerns; height is 23’.</p> <p>Camp – South elevation, the 2nd-floor French doors should be the same configuration as those on the 1st floor. North elevation, the fenestration is chaotic; suggested making the left 1st-floor window another 8-over-8 to match the right. The east elevation balcony looks too deep.</p> <p>Coombs – North and south dormers are too wide with too much space between windows; bring them in 6” or 8”. North elevation has 5 different windows and agrees with Ms. Camp.</p> <p>Thornewill – Agrees about the front elevation window and doors. North elevation, suggested the “10” window become an 8-over-8.</p>			
Motion	<p>Motion to Approve through staff with the north elevation 1st-floor “14” window to become a “10” and the “20” window become a “14”; south elevation, 2nd-floor French doors to match the 1st-floor doors. (Thornewill)</p>			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Thornewill, and Pohl-aye	Certificate #	HDC2021-05-3822	
5. Barry Ang 05-3824	11 Jonathan Way	Pool and hardscape	75/42	McMullen & Assoc.
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (2:05)	<p>McMullen – Reviewed changes made per previous concerns; we can mound around the septic so that there would only be 18” of retaining wall; Ben Champoux is creating a proper landscaping plan.</p> <p>Coombs – The plants should go all the way around the septic mound. Wants as much planting as possible between the house and the side lines.</p> <p>Camp – Would prefer the septic be naturally sloped as much as possible with a minimal amount to wall. It seems like the gravel driveway is excessive. Okay with the formality around the pool; it’s in the back.</p> <p>Thornewill – Agrees. The septic feels contrived when it could be more organic.</p> <p>McLaughlin – It is appropriate as presented.</p> <p>Pohl – This is an engineering plan for their Conservation Commission application. Suggested this be held for the real landscaping plan from Mr. Champoux.</p>			
Motion	<p>Motion to Approve through staff just the pool and hardscaping north the house; nothing to the south of the house is approved at this time. (Thornewill)</p>			
Roll-call Vote	Carried 4-0//Camp, Coombs, Thornewill, and Pohl-aye	Certificate #	HDC2021-05-3824	
6. Lot 27 N Mill, LLC, 06-4021	Lot 27B Birdsong	New dwelling	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Brook Meerbergen			
Public	None			
Concerns (2:19)	<p>Pohl – The board is down to 4 people and Mr. McLaughlin is having connection issues.</p> <p>Meerbergen – Asked to hold for a full board.</p> <p>Not opened at this time.</p>			
Motion	<p>Motion to Hold for a full board. (Coombs)</p>			
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #		

7.	2 Chestnut St Nant, LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (2:21)	<p>MacEachern – Reviewed changes made per previous concerns; archway is painted cedar.</p> <p>Backus – No HSAB comments. Circa 1846. Appreciates the arched opening; per Lancaster, the front dormer is a contemporary feature; appreciated drops of secondary mass but still too tall; 3rd-floor concept is overpowering to the original Greek Revival.</p> <p>Camp – The classic façade could be dark-colored clapboard with light trim to make the entablature pop. Asked about the archway material; suggested a decorative bracket instead of the arch and the window above to be more decorative. She would have liked to see the front, 3rd-floor dormer made much smaller.</p> <p>McLaughlin – North elevation, the archway should be squared off; the arch is not appropriate.</p> <p>Coombs – She has concerns because of the small houses across the street; this is too long on this small street. The secondary mass is still too tall, and it should be moved back farther.</p> <p>Welch – North elevation, he'd like to see a reference set (profile) of this structure and the structures up to the corner of Center and Chestnut; the arch is successful; suggested simplifying the addition so not so formal as a Greek revival. The height of the connector roof remains a concern and should come down lower than the ridge of the secondary mass. He'd prefer the addition be smaller but, dependent upon simplification of detailing, it may carry its own weight.</p> <p>Pohl – He likes the idea of identifying the difference between the masses with clapboard and reducing the connector piece roof pitch; there is precedent for the archway.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-07-4271

Rest held for Tuesday Sept. 21

8.	MBL Norris 07-4268	14A Lowell Place	Shed	41/164	Emeritus
9.	33 N Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz Design

VII. NEW BUSINESS (9/16/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Mark Aguiar	4 Pond Road	Rooftop solar	56/158	Sunwind, LLC
2. Pamela Perun	4 Roberts Lane	Rooftop solar	56/34	Sunwind, LLC
3. Sarah Schwarz	44 Sankaty Road	Alter: chim/fenest/deck	49.2.3/55	Topham Design
4. Mark Knight	60 Nobadeer Ave	Addition and renovation	88/10	Permit Plus
5. Margaret Nolen	28 Easton Street	LK replace of ext. materials	42.1.4/15	Permits Plus
6. Hillari Ghatti	8 Thurstons Way	Pool and hardscape	66/500	Self
7. ABCET LLC	58 Baxter Road	Pool and hardscape	49/54	Will Stephens
8. Mary Ottaviano	13 North Star Lane	Dwelling addition	30/206	NAG
9. Mary Ottaviano	13 North Star Lane	Hardscape revisions	30/206	NAG
10. Christopher Strausser	7 Finback Lane	Shed	66/510	Structures Unlimited
11. Dana DeNiro	8A Hawthorne Lane	Shed	56/802	Structures Unlimited
12. Timothy Quinlisk	88 Quidnet Road	Rev. 3962 fdtm/chmy mtrl	21/109	Botticelli + Pohl
13. Snuggedin Trust 09-4550	86 Polpis Road	Cabana revisions	44/25.4	Botticelli + Pohl
14. Clay Twombly	10 Berkeley Street	New cottage	76.1.3/38+52	Self
15. David Preschlack	41 Millbrook Road	Shed move/demo	56/69	MCA+
16. David Preschlack	41 Millbrook Road	New garage	56/69	MCA+
17. Dougherty Anne ETAL	2 Lincoln Street, Sias	Patio	73.4.2/83	Thornewill Design
18. 3 Raceway LLC	2 Clara Drive	New dwelling	66/281	EMDA
19. 10 Gay Street, LLC	10 Gay Street	Fenestration changes	42.3.4/14	EMDA
20. Peter Dupont	47 Millbrook Road	Addition	56/231	EMDA
21. Nan. Land Council	6 Ash Lane	New screen door	42.4.2/79	Lucy Dillon
22. Matt Gattuso	2 Spindrift Road	Pool	66/316	Thornewill Design
23. 84 Cliff Road LLC	84 Cliff Road	Cottage/cabana	30/74.1	Robert Newman
24. 84 Cliff Road LLC	84 Cliff Road	Pool and hardscape	30/74.1	Robert Newman
25. Larry Levine	6 Crestwood Circle	Solar roof array	76/79	ACK Smart
26. Karli Hagedorn	34 West Chester Street	Hardscaping	41/31	Julie Jordin
27. Mueller Nantucket Assoc.	11 North Mill Street	Fenestration + trim color	55.4.4/77	CWA
28. Tom Donovan	106 Surfside Road	2nd floor deck	67/50	JN design
29. Paul Benk	8 North Gully Road	Add dormer	73.1.3/48	Emeritus
30. Mary Claus Rev Trust	31 Low Beach Road	move on site/partial demo	74/36	Botticelli + Pohl
31. PFox Nantucket, LLC	20 Orange Street	Cottage addition	42.3.2/70	Botticelli + Pohl
32. 8 Walbang Nom Trust	8 Walbang Avenue	Demo/move off MH	82/146	Botticelli + Pohl

HDC Minutes for September 16, 2021, adopted Oct. 5

33.	8 Walbang Nom Trust	8 Walbang Avenue	New dwelling	82/146	Botticelli + Pohl
34.	Kathleen Waldorf	54 Madequecham Valley Rd	Addition	88/20	Botticelli + Pohl
35.	Sea Daze, LLC	27 Baxter Road	New bsmtt/fenest revisions	49.2.3/10	Botticelli + Pohl
36.	Lauren Stein	11 Woodbury Lane	New dwelling	41/550	Normand Residential
37.	Peter Halle	24 Pilgrim Road	Rev. 1530:	41/94	Normand Residential
38.	Ramos Family RT	24 South Shore Road	Fence and screening	80/116	Leigh Topham
39.	Brian + Toni Franz	12 Cannonbury Lane	Deck/stair/fenest revisions	74/9	Workshop APD
40.	Diane Elliot	28 Lily Street	Rev. + drvwy material chng	42/43	David Bartsch
41.	John Schafer	10A Miacomet Avenue	Shed revision	67/872	Billy Saad
42.	Fair Street, LLC	27 + 29 Fair Street	Massing and fenestration	42.3.2/193.1	Hannah Schuster
43.	ACK Group, LLC	18B Park Circle	Front stoop change	69/239	Self
44.	ACKED, LLC	18B Bartlett Road	Rev: 4419: addition/fenest	67/113.1	Self
45.	Hristo Rashkov	8 Lewis Court	Demo/move off shed	67/37	Self
46.	Rufio ACK Holdings	93 Main Street	Rebuild gate to 6' tall	42.3.3/17	JB Studios
47.	Irakli Jibladze	30 Devon Street	Cabana, ODS, pergola	76.4.2/1	JB Studios
48.	Irakli Jibladze	30 Devon Street	Pool, spa, hardscape	76.4.2/1	JB Studios
49.	Michael Sproule	31 Washing Pond Road	Pergola	31/29	Atlantic Landscaping
50.	Norris Building Co	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
51.	Hedges, LLC	10 Bassett Road	Rev to retaining walls	26/39	Atlantic Landscaping
52.	Chris Lorusso	316 Polpis Road	As-built retaining wall	25/7	Pat Taaffe
53.	Chris Lorusso	316 Polpis Road	Change cooper roof layout	25/7	Pat Taaffe
54.	Tom & Sherry Coffin	8 Pinecrest Drive	Move on fm 13 Low Beach	68/421	Scott Menard
55.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
56.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams

VIII. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday, September 21, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:38 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Welch, Coombs, McLaughlin, Thornewill, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board